

E Highland

AVAILABLE FOR SALE OR LEASE

## Palm Springs Dr. Medical Office

664 PALM SPRINGS DR  
Altamonte Springs, FL 32701

PRESENTED BY:

RAFAEL MENDEZ, CCIM  
O: 407.813.1984  
C: 407.748.8970  
rafael.mendez@svn.com  
FL #SL3317523

Palm Springs Dr



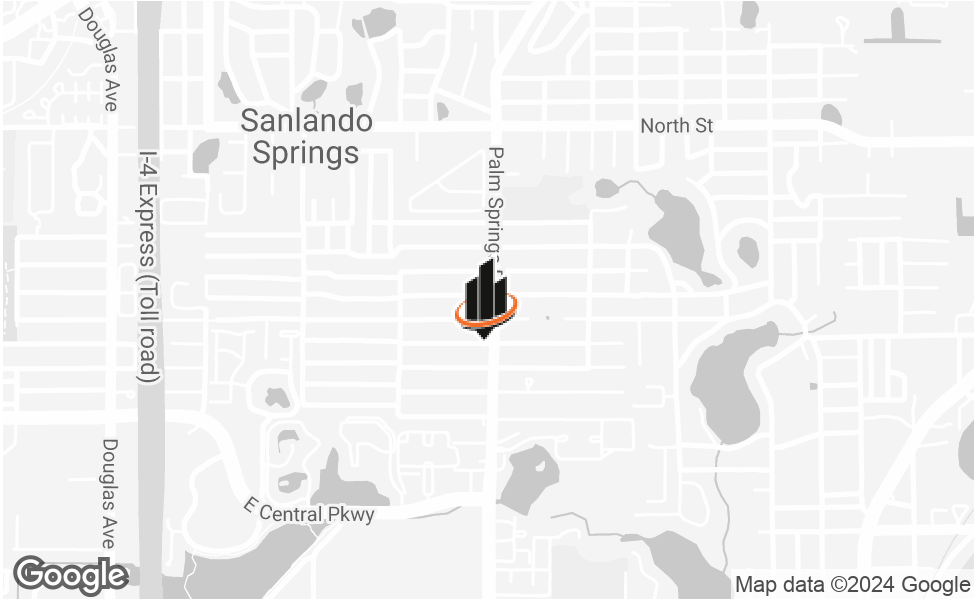


E Highland St

Palm Springs Dr



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$610,000
LEASE RATE:	\$23.00 p/sf
BUILDING SIZE:	2,120 SF
AVAILABLE SF:	2,120 SF
LOT SIZE:	0.35 Acres
PRICE / SF:	\$287.74
YEAR BUILT:	1965
ZONING:	MOR-1

PROPERTY OVERVIEW

SVN | Saunders Ralston Dantzler is proud to introduce a fantastic opportunity to own a single-story free-standing medical building located in the thriving community of Altamonte Springs. This prime property is situated on a corner lot on Palm Springs Drive near bustling roadways (SR 436), offering unparalleled exposure and accessibility for your medical practice.

Nestled in an area with great demographics, this property benefits from the ample amenities that Altamonte Springs has to offer. Nearby Altamonte Mall, Publix and Wholefoods grocery stores, a variety of restaurants, and other medical offices and the Advent Health hospital all within a half mile create a vibrant hub that is sure to attract and retain patients.

The building itself boasts a traditional suburban community office design and ample parking in the rear, providing your patients or visitors with a convenient and comfortable experience. Featuring multiple exam rooms, a reception area with a waiting room, and additional office space this property is ideal for a wide range of medical specialties and professional office users.

Whether you are looking to establish a new practice or expand an existing one, this property is a fantastic opportunity not to be missed. With its unbeatable location, exceptional amenities, and top-notch facilities, this medical building is sure to take your practice to the next level.

The property is currently in Vanilla Shell condition with existing HVAC, Electrical, and plumbing configurations, making for a blank canvas for the next owner or occupier to make it their own immediately.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

The property is located on the west side of N. Palm Springs Drive in Altamonte Springs, Seminole County, Florida. It is conveniently situated less than a mile away from the Altamonte Springs Mall, Advent Health Hospital, two Publix stores, one Whole Foods store, and UpTown at Crane's Roost. Access to the I-4 Expressway is only 1.4 miles away, providing immediate access into downtown, while access to I-4 East and Westbound ramps can be found 1.7 miles away via E. Altamonte Drive (SR 436).

## SITE DESCRIPTION

The site consists of a single-story professional or medical office building with rear-load parking on a corner lot in a suburban community.

## EXTERIOR DESCRIPTION

Single-story block construction office building that was transitioned from a residential building.

## INTERIOR DESCRIPTION

Two suites in vanilla shell condition consistent with medical and professional office buildout.

## PARKING DESCRIPTION

Asphalt and Dirt surface-level parking.



## COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Amenities include Two Publix Shopping Centers, Advent Health Hospital, Altamonte Springs Mall, The Renaissance Center featuring Whole Foods
- 12,400 AADT with 147' of Frontage
- Easy Access to I-4 and I-4 Express (West into downtown Orlando)
- Strong Market Demographics and Traffic Counts
- Medical Grade Improvements
- Plumbing fixtures in all exam rooms.
- Pre-Configured Lab Space
- ADA compliant restroom
- Walking ramp
- Monument Sign
- Vanilla Shell
- Underground Propane Tank
- Existing Capped Gas and Vacuum Lines in Exam Rooms
- Corner Lot
- Surrounded by Vibrant and Established Community
- Palm Springs Dr. is a main through street connecting SR 436 and SR 434

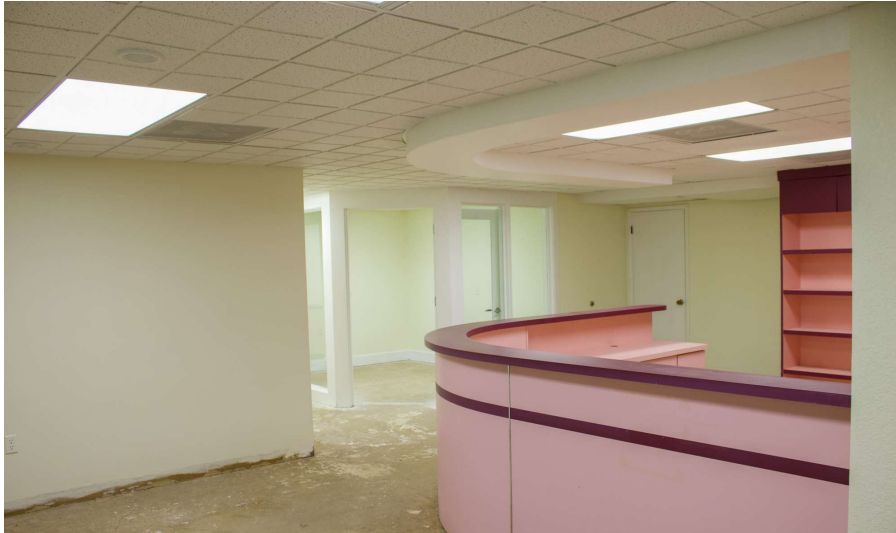


## EXTERIOR PHOTOS





## INTERIOR PHOTOS



Reception Waiting Area - Vanilla Shell - Flooring + Baseboards removed.



Exam Room 1 - Vanilla Shell - Flooring + Baseboards removed.

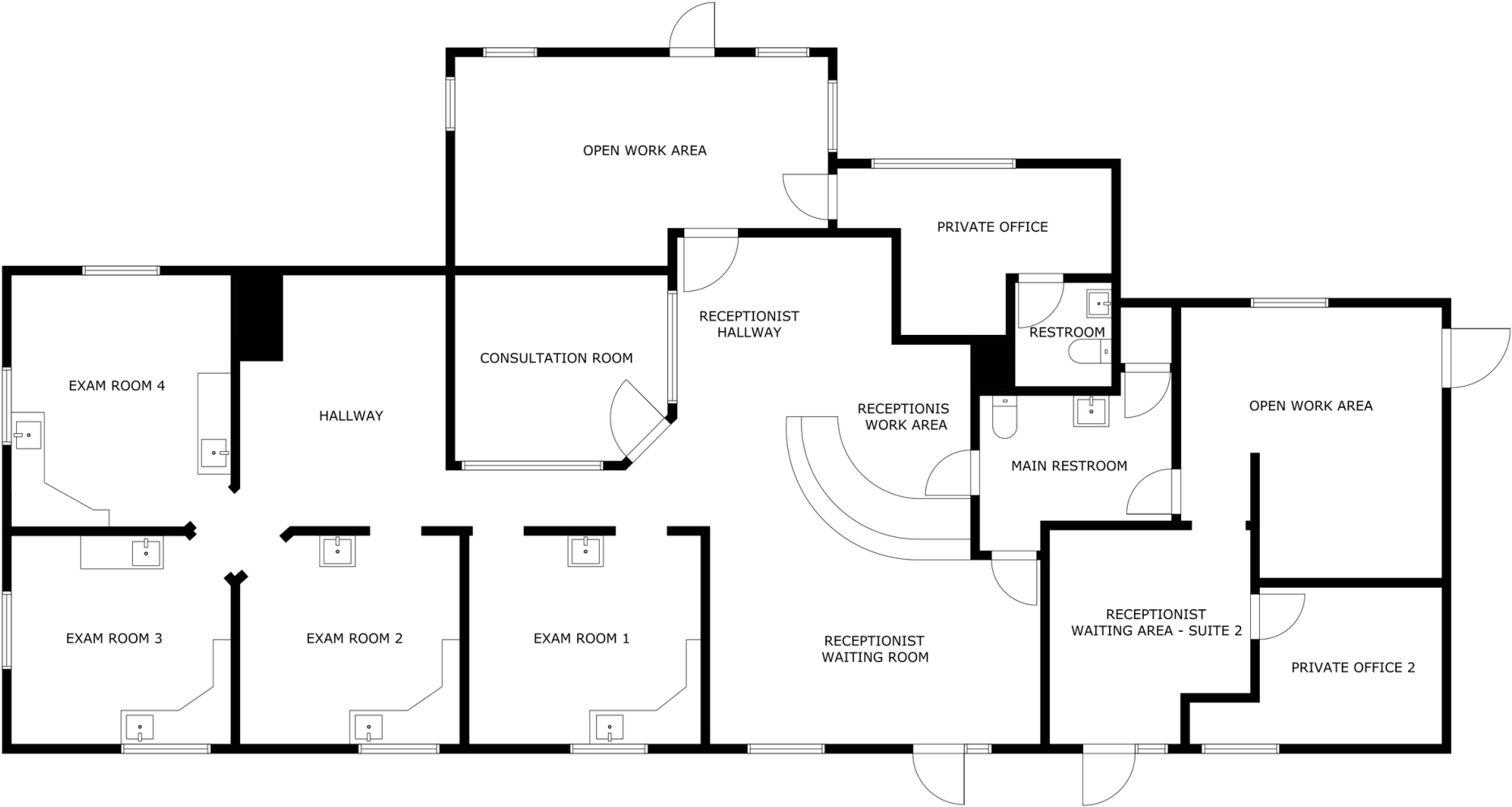


Back Office Area - Vanilla Shell - Flooring + Baseboards removed.



Alt. View - Reception Area Vanilla Shell - Flooring + Baseboards removed.

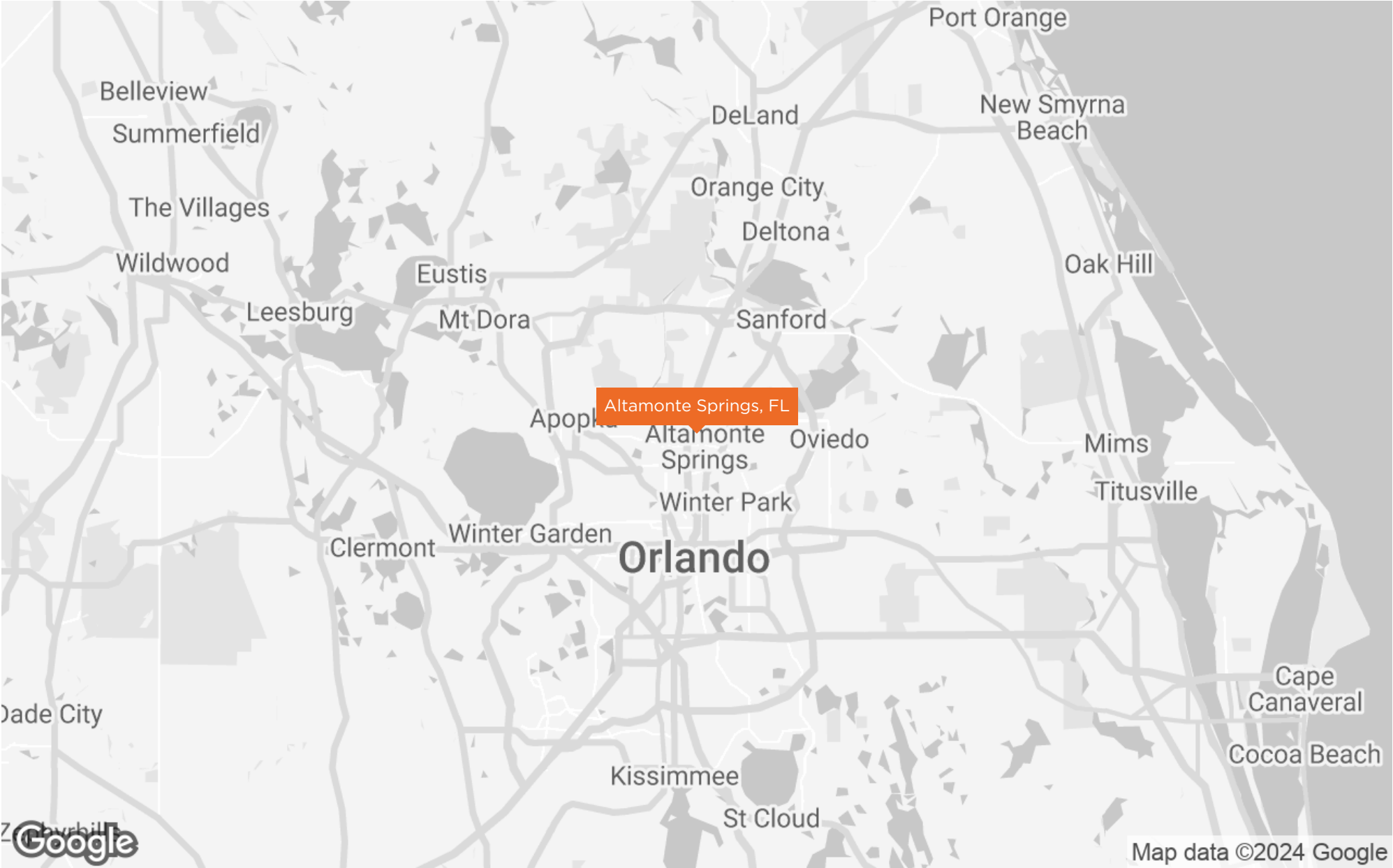
FLOOR PLANS



FLOOR 1

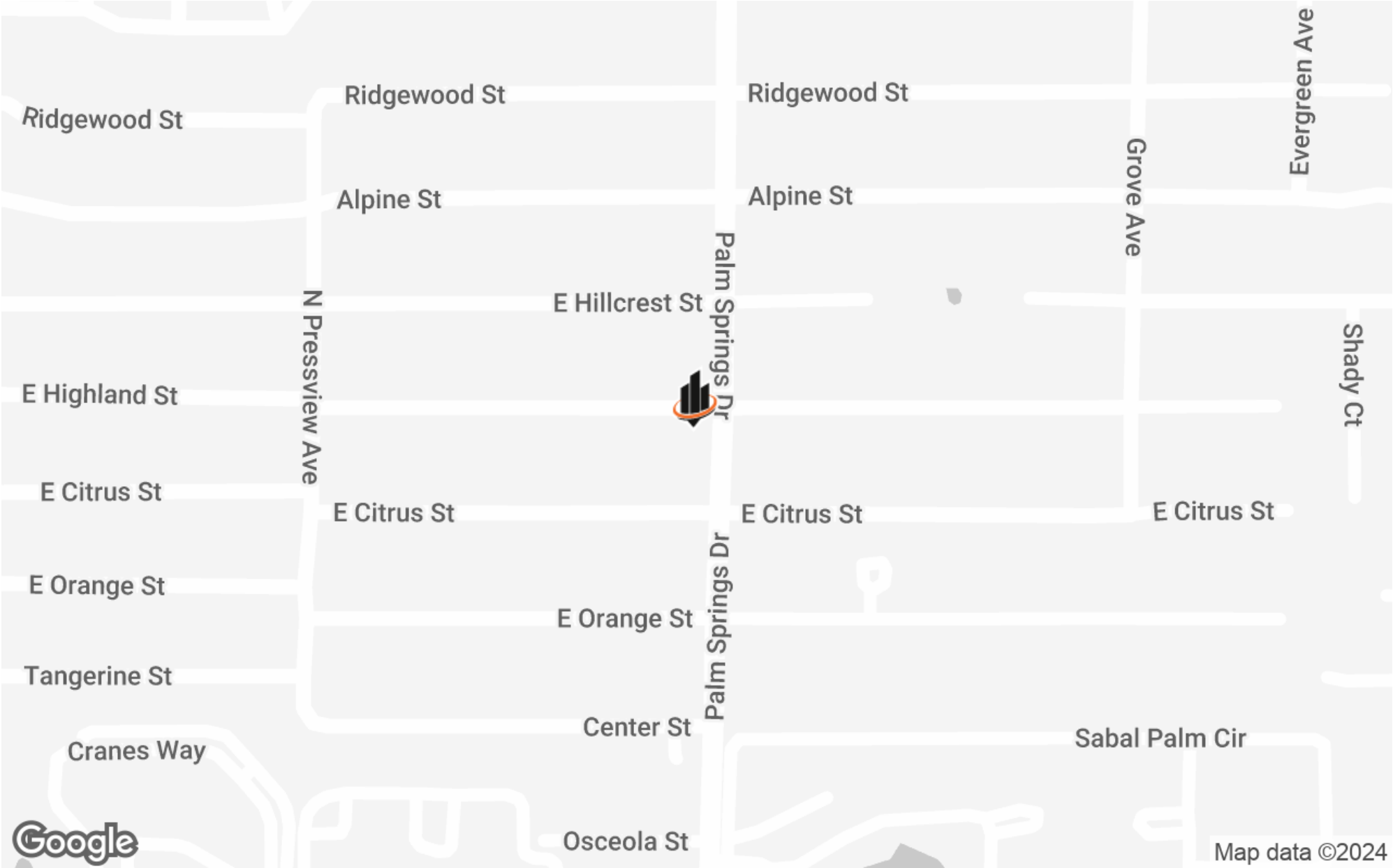


REGIONAL MAP



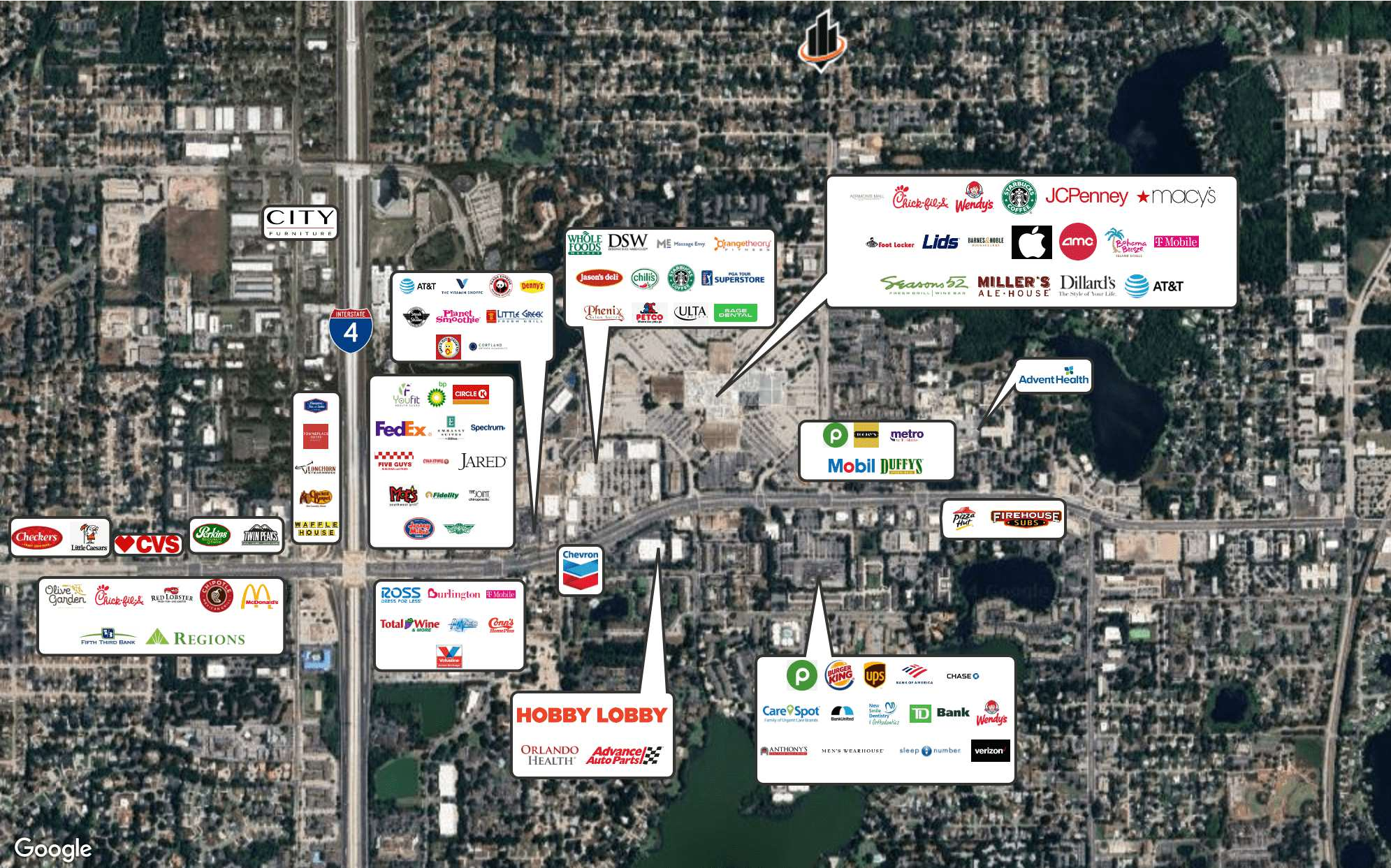


LOCATION MAP



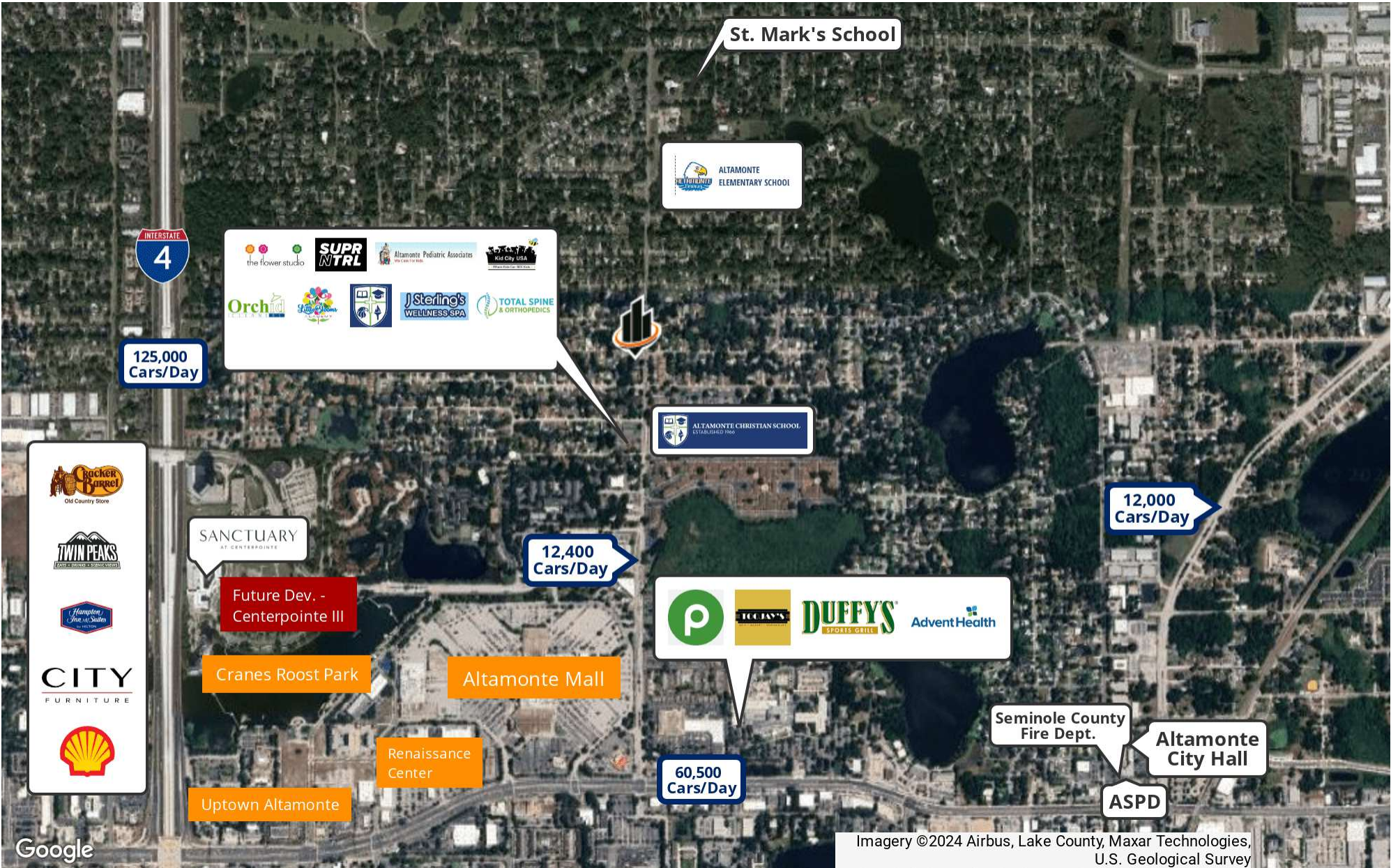


RETAILER MAP



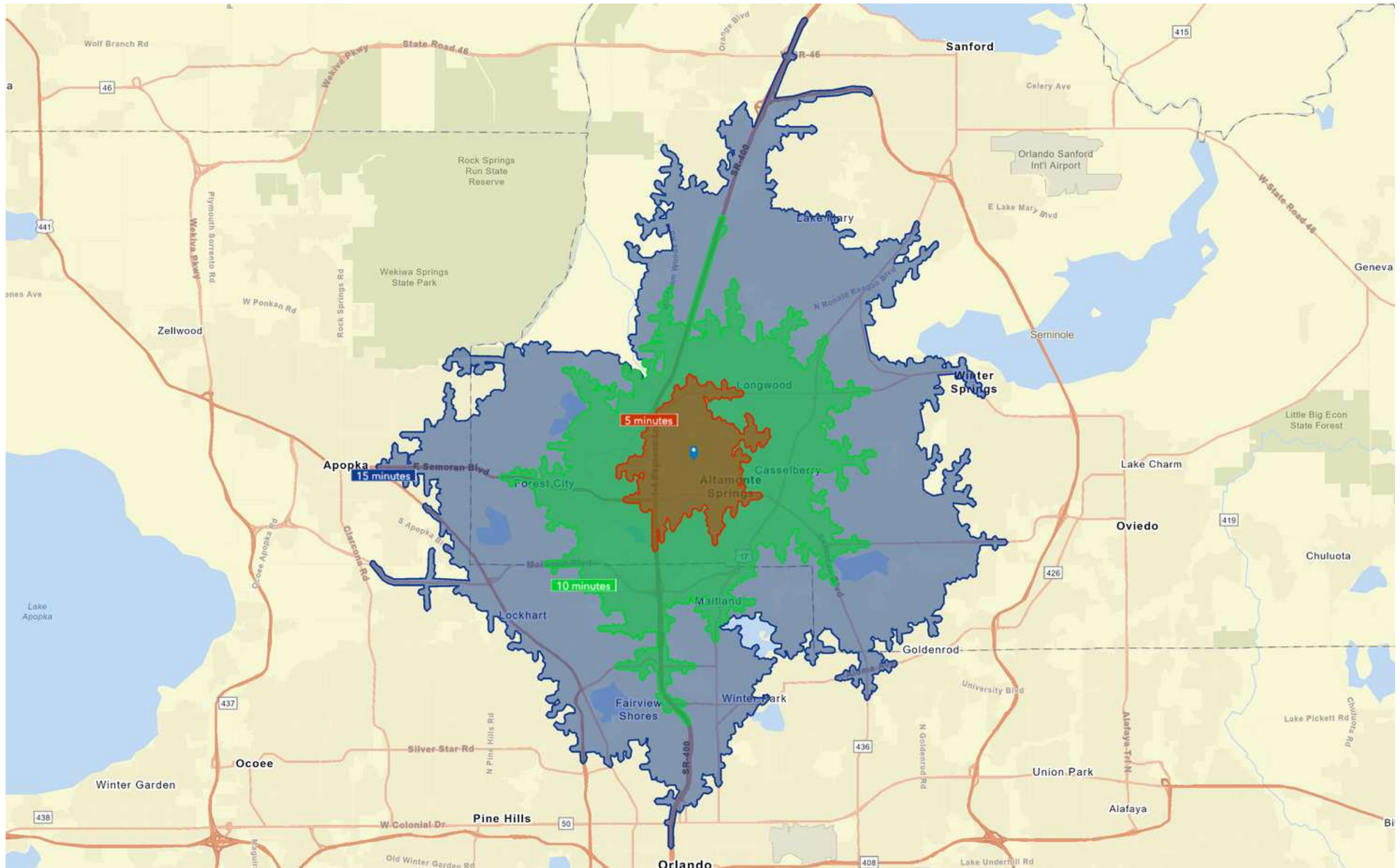


TRADE AREA MAP





## DRIVE TIMES





# Benchmark Demographics

	1 Mile	3 Miles	5 Miles	5 Mins	10 Mins	15 Mins	Seminole County	FL	US
Population	9,997	93,253	241,143	25,090	123,286	338,576	480,695	22,114,754	335,707,897
Households	4,612	40,095	99,913	11,648	52,936	140,936	186,390	8,760,977	128,657,669
Families	2,377	23,514	61,331	5,874	30,686	85,083	123,559	5,648,790	83,407,414
Average Household Size	2.13	2.30	2.39	2.12	2.30	2.37	2.55	2.47	2.55
Owner Occupied Housing Units	2,460	21,439	58,041	5,470	27,659	81,573	119,050	5,794,353	83,145,410
Renter Occupied Housing Units	2,151	18,656	41,872	6,178	25,276	59,362	67,340	2,966,624	45,512,259
Median Age	42.7	42.3	41.0	41.6	40.9	40.80	39.8	42.8	38.9
Housing Unit/Household Ratio	1.09	1.09	1.08	1.12	1.09	1.08	1.07	1.21	1.13
Adjusted Population	9,653	90,026	229,707	24,756	118,769	323,520	452,659	23,565,713	
<b>Income</b>									
Median Household Income	\$74,039	\$66,781	\$70,090	\$62,870	\$66,420	\$71,057	\$77,510	\$65,438	\$72,414
Average Household Income	\$92,784	\$94,471	\$100,548	\$87,518	\$93,822	\$101,605	\$110,257	\$96,086	\$105,029
Per Capita Income	\$43,472	\$40,510	\$41,700	\$40,479	\$40,257	\$42,307	\$42,771	\$38,149	\$40,363
<b>Trends: 2022 - 2027 Annual Growth Rate</b>									
Population	0.24%	0.45%	0.30%	0.10%	0.45%	0.36%	0.39%	0.61%	0.25%
Households	0.33%	0.45%	0.30%	0.16%	0.45%	0.37%	0.41%	0.62%	0.31%
Families	0.31%	0.42%	0.24%	0.11%	0.40%	0.29%	0.37%	0.59%	0.28%
Owner HHs	0.50%	0.46%	0.45%	0.32%	0.56%	0.48%	0.43%	0.83%	0.53%
Median Household Income	2.73%	3.53%	3.21%	3.86%	3.44%	3.20%	3.09%	3.75%	3.12%

Over 338,000 people with a median age of 40.80 within a 15-minute drive from the property.

Median household income of over \$74,000 within a 1-mile radius from the property.



# Benchmark Demographics

1 Mile 3 Miles 5 Miles 5 Mins 10 Mins 15 Mins Seminole County FL US

## Households by Income

<\$15,000	7.00%	5.50%	5.50%	5.60%	5.90%	5.70%	5.30%	8.30%	8.50%
\$15,000 - \$24,999	8.30%	7.20%	6.70%	7.60%	7.20%	6.50%	5.90%	7.60%	7.20%
\$25,000 - \$34,999	5.60%	7.90%	7.90%	10.00%	8.20%	7.80%	6.70%	8.40%	7.50%
\$35,000 - \$49,999	9.80%	13.60%	12.50%	13.60%	13.40%	12.10%	11.90%	12.60%	11.10%
\$50,000 - \$74,999	19.80%	20.90%	20.30%	21.40%	20.80%	20.20%	18.30%	18.70%	16.90%
\$75,000 - \$99,999	18.10%	15.50%	15.30%	15.10%	16.00%	15.00%	15.00%	13.80%	13.20%
\$100,000 - \$149,999	15.50%	14.80%	16.00%	13.50%	14.50%	16.50%	16.80%	15.90%	17.20%
\$150,000 - \$199,999	11.50%	7.90%	7.30%	8.40%	7.40%	7.60%	9.50%	6.70%	8.40%
\$200,000+	4.40%	6.70%	8.40%	4.80%	6.70%	8.60%	10.70%	7.90%	9.90%

## Population by Age

0 - 4	4.30%	4.80%	4.90%	4.70%	4.90%	4.90%	5.00%	5.10%	5.80%
5 - 9	4.40%	4.90%	5.00%	4.70%	4.90%	5.00%	5.40%	5.30%	6.10%
10 - 14	4.40%	5.10%	5.30%	4.80%	5.10%	5.30%	5.70%	5.50%	6.20%
15 - 19	4.40%	5.20%	5.40%	4.70%	5.20%	5.40%	5.80%	5.50%	6.30%
20 - 24	5.70%	6.20%	6.40%	6.00%	6.70%	6.30%	6.50%	5.90%	6.50%
25 - 34	15.60%	14.40%	15.00%	15.40%	15.00%	15.30%	15.30%	13.30%	14.00%
35 - 44	14.40%	12.80%	12.90%	14.20%	13.20%	13.10%	13.00%	11.90%	12.80%
45 - 54	12.30%	12.50%	12.50%	12.30%	12.40%	12.60%	12.90%	11.90%	12.00%
55 - 64	12.30%	13.40%	13.50%	12.40%	13.00%	13.60%	13.60%	13.40%	12.80%
65 - 74	10.90%	11.20%	10.80%	10.50%	10.70%	10.70%	10.00%	12.20%	10.20%
75 - 84	7.60%	6.50%	5.70%	6.80%	6.10%	5.50%	4.90%	7.10%	5.20%
85+	3.70%	3.10%	2.50%	3.40%	2.80%	2.40%	1.90%	2.80%	2.10%

## Race and Ethnicity

White Alone	61.40%	59.00%	59.70%	57.80%	57.10%	60.00%	60.30%	56.70%	61.00%
Black Alone	11.00%	12.60%	12.60%	13.70%	13.80%	12.40%	11.40%	14.90%	12.40%
American Indian Alone	0.50%	0.40%	0.40%	0.50%	0.40%	0.40%	0.30%	0.40%	1.10%
Asian Alone	3.60%	3.40%	3.90%	3.20%	3.80%	4.20%	5.60%	3.00%	6.10%
Pacific Islander Alone	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	8.20%	7.80%	7.40%	8.70%	8.10%	7.30%	6.80%	7.50%	8.60%
Two or More Races	15.20%	16.80%	16.00%	16.10%	16.80%	15.70%	15.60%	17.40%	10.60%
Hispanic Origin (Any Race)	26.10%	26.30%	24.80%	27.30%	26.60%	24.20%	23.40%	27.10%	19.00%



## MEET RAFAEL



### RAFAEL MENDEZ, CCIM

Regional Managing Director

rafael.mendez@svn.com

**Direct:** 407.813.1984 | **Cell:** 407.748.8970

FL #SL3317523

## PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Managing Director and Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties





# ONE OF AMERICA'S BEST BROKERAGES



One of America's  
Best Brokerages



APEX 2020 Top  
National Producer



Most Influential  
Business Leaders



Largest Commercial  
Real Estate Brokers  
in Tampa Bay



Ranked 210 on Inc.  
5000 Regional List



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

## HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

## GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

